



45 Northumberland Avenue

Rainham, ME8 7JY

Guide price £375,000



Guide Price £375,000 to £400,000

A impressive semi detached house offering light, airy and high specification accommodation. The current owner has invested significant time and money improving almost all aspects of this fine home. Downstairs has a modern and contemporary feel with a superb kitchen and spacious lounge/diner. Upstairs comprises of two double bedrooms, a decent sized third and a superbly presented shower room with double width waterfall shower cubicle. Perhaps the most unique and rare benefit is the large studio/gym (formerly garage) offering flexible use including working from home/additional living space. There is potential to extend into the loft, subject to planning. The secluded rear garden benefits from remote feature lighting with side access. A stunning house, simply must be viewed! Northumberland Avenue is ideally located for local shops, parks, Rainham Train Station and numerous schools.



Hallway

Lounge

14'6 into bay x 11'3 (4.42m into bay x 3.43m)

Dining Area

9'9 x 8'7 (2.97m x 2.62m)

Kitchen

11'8 x 8'2 (3.56m x 2.49m)

Stairs Up to Landing

Shower Room

6'4 x 5'5 (1.93m x 1.65m)

Bedroom One

14'1 into bay x 9'8 (4.29m into bay x 2.95m)

Bedroom Two

11'2 x 10'7 (3.40m x 3.23m)

Bedroom Three

8'2 x 7'3 (2.49m x 2.21m)

Garden

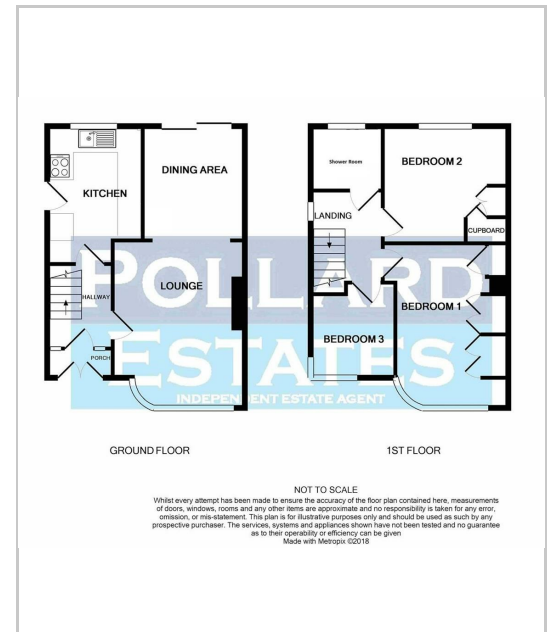
Studio/Gym/Workshop

17'5 x 15'7 (5.31m x 4.75m)

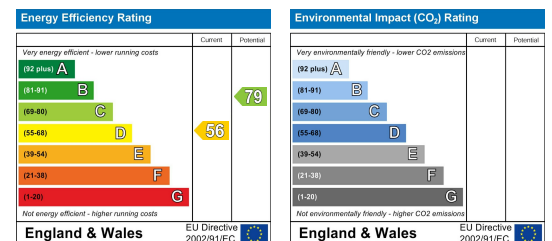
Area Map



Floor Plans



Energy Efficiency Graph



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